TOWNHOMES AT 214 4TH N.E. 4TH STREET/ LAKE IDA ROAD SCALE: 1" = 20"SITE BEING A REPLAT OF LOTS 27 AND 28, BLOCK 81, SUBDIVISION OF BLOCK 81, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 32 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA N.E. 3RD STREET  $\varphi = CENTERLINE$ SHEET 2 OF 2 P.R.M. = PERMANENT REFERENCE MONUMENT (4"X4" CONCRETE MONUMENT STAMPED "PRM LB353) UNLESS STATED OTHERWISE N.E. 2ND STREET LOCATION MAP (NO SCALE) BLOCK 7, DEL-IDA PARK (PLAT BOOK 9, PAGE 52) P.R.P.B.CO. = PUBLIC RECORDS OF PALM BEACH COUNTY THIS INSTRUMENT WAS PREPARED BY PAUL D. SECTION 16/46/43 = SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST ENGLE, IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 25' RIGHT OF WAY PER PLAT BOOK 9, PAGE 52 N.E. 4TH STREET SECTION 16/46/43 FOUND PALM BEACH COUNTY 25' RIGHT OF WAY PER PLAT BOOK 1, PAGE 3 SET P.R.M. (NAIL AND DISK STAMPED ~ "PRM LB353") SET P.R.M. (NAIL - AND DISK STAMPED "PRM LB353") S.88°59'56"W. 135.17' 4' SIDEWALK EASEMENT -21.17' 34.35' S.88°59'56"W. 89.09' S.88°26'29"W. DRAINAGE & GENERAL-UTILITY EASEMENT 84.92' <u>S.88°26'29"W</u>. LOT 5 LOT 4 LOT 3 LOT 2 LOT 1 45 AREA = 2,303 SQUARE FEET AREA = 1,540 SQUARE FEET AREA = 1,538 SQUARE FEET |AREA = 1,537|NOTES: AREA = 2,305SQUARE FEET SQUARE FEET ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 16 HAVING A GRID BEARING OF S.1° SUBDIV (PLAT NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 32.31' 21.17' 32.35' WEST QUARTER (1/4) CORNER — SECTION 16/46/43 FOUND PALM BEACH COUNTY THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE 128.17' N.89°10'59"E. RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA *33445 (561) 276–4501* TRACT PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ( ) (NOTE: ALL OF TRACT "C" IS A THERE SHALL BE NO BUILDINGS OR ANY KIND OF GENERAL UTILITY EASEMENT) CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE AREA = 4,102 SQUARE FEET EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING P.R.M. NORTI OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS 128.17' EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING N.89°10′59"E. AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF 135.17 DELRAY BEACH. N.89°10'59"E. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. LOT 26, BLOCK 81, SUBDIVISION OF BLOCK 81 20.0' 16.0' (PLAT BOOK 11, PAGE 32)